## THIS INSTRUMENT PREPARED BY THE BALDWIN COUNTY HIGHWAY DEPARTMENT ROBERTSDALE, ALABAMA 36567

STATE OF ALABAMA )

COUNTY OF BALDWIN )

Project No. HW24079

**Mullet Lane** 

G, D, B & Pave from 3<sup>rd</sup> Ave

to 5<sup>th</sup> Ave

05-55-09-41-0-001-039.000

Tract No. 3

2174665

BALDWIN COUNTY, ALABAMA HARRY D'OLIVE, JR. PROBATE JUDGE Filed/cert. 03/06/2025 03:56 PM TOTAL \$0.00 4 Pages

FEE SIMPLE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten dollars (\$10.00), cash in hand paid to the undersigned by Baldwin County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned Grantor(s), <u>Sebastian Leyva Rangel</u> and <u>Angelica Juarez Sebastian</u>, husband and wife, conveying property not part of their homestead, have this day bargained and sold, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto **Baldwin County**, **Alabama**, the following described property:

### Parcel 1 of 1:

A part of Grant Section 41, Township 7 South, Range 3 East, being in the South half of regular Section 31, Township 7 South, Range 3 East, identified as Tract Number 3 on Mullet Ln, Project No. HW24079 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a crimp top pipe found at the southwest corner of Lot 52 in Block 3 of the Magnolia River Subdivision, being a part of The Catalina Plock Grant, said plat is filed as Slide 87-C in Grant Section 41, Township 7 South, Range 3 East, in Baldwin County, Alabama;

Thence S31°05'27"E a distance of 50.00 feet to the grantor's northwest property corner and being the Point of Beginning of the property herein to be conveyed;

Thence N58°54'32"E along the grantor's north property line a distance of 40.18 feet to a point on the acquired right-of-way line;

Thence S13°06'12"W along the acquired right-of-way line a distance of 57.64 feet to a point on the grantor's west property line;

Thence N31°05'28"W along the grantor's west property line a distance of 41.33 feet to the Point of Beginning of the property herein conveyed and containing 0.019 acres, more or less.

As shown on the Property Sketch attached hereto and made a part hereof.

**TO HAVE AND TO HOLD,** unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance.

	IN V	VITNESS WHER	E <b>OF,</b> I (we) ha	ave hereunto	set my (our) l	hand(s) and seal	this
the _	Str	_day of _march_	,	2025.			
							_
				Sebasti	an Leyva Ran	gel	
				as			
				Angelio	ca Juarez Seba	stian	_

### **ACKNOWLEDGMENT**

STATE OF ALABAMA		
COUNTY OF BALDWIN	)	

I, <u>Lauren Trompson</u>, a Notary Public, in and for said County in said State, hereby certify that <u>Sebastian Leyva Rangel and Angelica Juarez Sebastian</u>, whose names are, signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2025.

Lauer Thorpson NOTARY PUBLIC

Commission Expires: \_



# ACKNOWLEDGEMENT OF FUNDING, WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION AND RIGHT-OF-ENTRY

### Mullet Lane G, D, B, & Pave from 3<sup>rd</sup> Ave to 5<sup>th</sup> Ave Project No. HW24079 Tract No. 3

I (We) the undersigned property owner(s) do hereby acknowledge that I (we) have been made aware of the fact that this project is not funded and could remain unfunded for some time.

I (We) hereby acknowledge that I (we) have been made aware of my (our) rights to an appraisal and just compensation and in further consideration of the benefits accrued to my (our) property from the above-referenced project, I (we) do hereby waive my (our) rights to said appraisal and just compensation and grant right-of-entry for the construction of same.

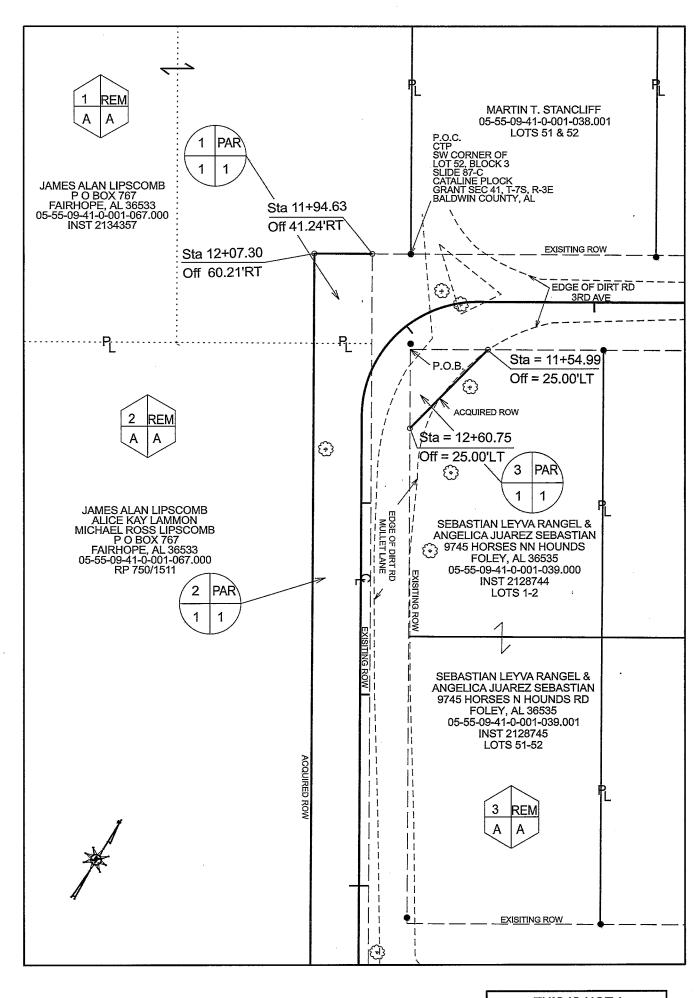
IN WITNESS WHEREOF, we have h	ereunto set our hands and seals on this the
	SMIS
	Sebastian Leyva Rangel
	acc
	Angelica Juarez Sebastian

#### **ACKNOWLEDGMENT**

STATE OF ALABAMA )							
COUNTY OF BALDWIN )							
I, Lauren Thompson, a Notary Public, in and for said County in said State, hereby							
certify that Sebastian Leyva Rangel and Angelica Juarez Sebastian, whose names are, signed to the foregoing							
conveyance, and who are known to me, acknowledged before me on this day that, being informed of the							
contents of this conveyance, they executed the same voluntarily on the day the same bears date.							
Given under my hand and official seal this day of day of 2025.							
Λ							

My Commission Expires

Kauen Horpson



THIS IS NOT A BOUNDARY SURVEY

### **COUNTY OF BALDWIN**

TRACT NO.	3	PROJECT NO.	HVV24079	
SABASTIAN LEYVA RANGEI OWNER ANGELICA JUAREZ SEBAS		COUNTY	BALDWIN	
TOTAL ACREAGE	0.690	SCALE:	1"=50'	
R.O.W. REQUIRED	0.019	DATE;	10-15-2024	
PRESCRIPTIVE R.O.W.	0.018 N/A	REVISED:	N/A	
T.C.E. REQUIRED		SHEET:	1 OF 1	
REMAINDER ———	0.671			
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